

**Swan Street,**

Alcester, B49 5DP

Jeremy McGinn &Co

# Available at
# Guide Price £435,000

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Tucked away in a courtyard location this property is situated within a short stroll of the historic High Street with its range of independent shops & cafés and really does offer all the benefits and convenience of Town Centre living whilst offering plenty of peace and quiet.

The property itself comprises a Grade II list link detached cottage with courtyard garden and parking for 2 cars and offers generously proportioned and hugely characterful accommodation with masses of exposed timbers/stone maintaining a wealth of period charm throughout - Breakfast Kitchen, Snug/Dining Room, Full Depth Sitting Room with Inglenook Fireplace, Guest Cloaks/WC, Landing, Principle Bedroom with Ensuite Shower, 2 Further Double Bedrooms & Bathroom.

Outside there is a courtyard garden and parking for 2 vehicles.

Tenure: Freehold



















**Tax Band:** B

**Council:** Stratford on Avon District Council

**Tenure:** Freehold

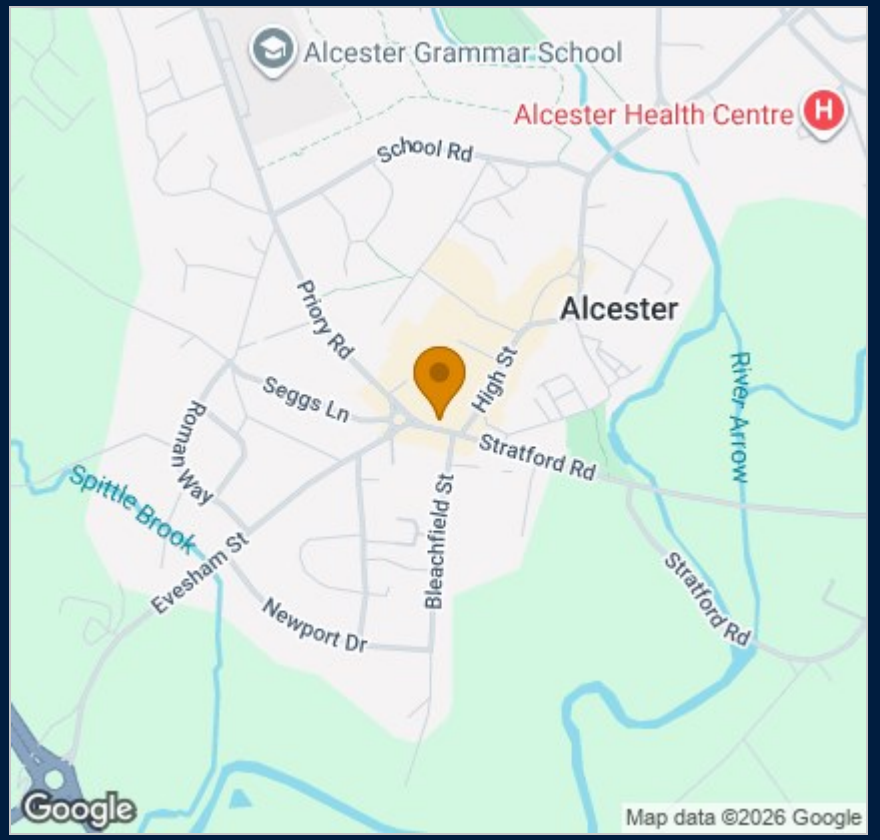
Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket.

The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour

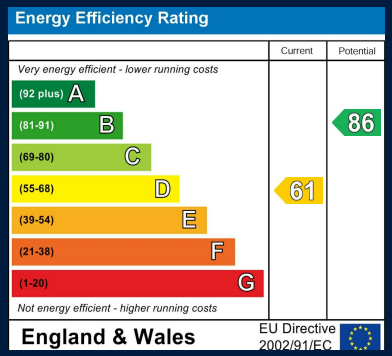
# Floor Plan




# Map




# Energy Performance




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In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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